

**Environmental Assessment  
for  
Improvements to the  
I-195/Taunton Avenue/Warren Avenue Interchange  
East Providence, Rhode Island**



**TECHNICAL MEMORANDUM NO. 2  
CONCEPTUAL STAGE RELOCATION REPORT**

**Rhode Island Department of Transportation  
and the  
U.S. Department of Transportation  
Federal Highway Administration**

**September 2007**

# **CONCEPTUAL STAGE**

## **RELOCATION PLAN**

I-195 /Taunton Avenue/Warren Avenue Interchange  
East Providence

FEDERAL PROJECT # IM-0195 (004)

April 5, 2006

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## **INTRODUCTION**

The preliminary plans for the construction of the I-195 Taunton Ave/Warren Ave. Interchange Project in the City of East Providence have been reviewed. The Department's intention is to improve access to and from I-195 at the existing interchange, to improve safety and traffic flow in the vicinity of the interchange, and to prepare for the anticipated growth in the area.. This will be accomplished with one of the three proposed alternatives.

This report will evaluate and provide framework for administering relocation assistance for displaced persons and businesses affected by three build alternatives referred to Waterfront Drive 1, Waterfront Drive 2, and Veterans Memorial Parkway. These alternatives all affect the Right of Way and will require acquisition and relocation. Waterfront Drive 1 affects six properties and will require a total of nine residential and/or commercial properties to be relocated. The intent of this alternative is to construct a new roundabout and a realignment of Veterans Memorial Parkway, extend Taunton Avenue to Waterfront Drive and construct an off ramp from I-195 westbound to Waterfront Drive as well as an onramp to I-195 eastbound from Warren Avenue. Waterfront Drive 2 will provide the same, with an alternative design to the I-195 westbound ramp to Waterfront Drive. Veterans Memorial Parkway will provide the same as the other alternatives with an extension of the East Bay Bike Path and ramp alignments for access to I-195 that connect to Veterans Memorial Parkway.

Waterfront Drive 2 will require a total of nine residential and/or commercial relocations and the Veterans Memorial Parkway Alternative will affect ten properties and require a total of thirteen residential and/or commercial relocations. Note that twelve residential and/or commercial relocations are the same under each of the Build alternatives and result from the proposed roundabout at the intersection of Veterans Memorial Parkway /Mauran Avenue.

This report does not address parcels identified as vacant but rather the displacements of people or businesses that will be eligible for the Relocation Assistance Program.

Please note that this report represents a conceptual plan and may be subject to change when additional information is made available. It is assumed for purposes of this report that any additional displacements will be accommodated in the same manner as those identified in this report.

## **RHODE ISLAND DEPARTMENT OF TRANSPORTATION**

### **ACQUISITION AND RELOCATION ASSISTANCE PROGRAM**

**SUMMARY:** The acquisition and relocation assistance program is designed to ensure the fair/equitable treatment of property owners and the timely and humane relocation of persons, families, businesses, farms and nonprofit organizations displaced by a State project. The Real Estate Division of the RI Department of Transportation administers this program. This Division employs Real Estate Specialists who have extensive experience and training in appraisal, negotiations and relocation assistance.

The RI Department of Transportation has established policies and procedures for the acquisition of property and the subsequent relocation of individuals, families, and businesses affected by Federally funded projects. These procedures are designed to reflect the intent of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 as amended. This legislation mandates that each displaced person receive fair/equitable treatment and he or she will not suffer disproportionately from a project intended to benefit the public. Relocation resources are available to all residential and business relocatees without discrimination.

**ACQUISITION AND RELOCATION PROCESS:** Each affected property owner will have their property appraised by a certified staff or fee appraiser. This appraiser will thoroughly inspect each property, analyze the market data and submit a detailed estimate of fair market value. It must be noted that each property owner will be allowed to accompany the appraiser during the property inspection. These appraisal reports will be reviewed and the fair market value estimate approved by a staff review appraiser.

Upon review and approval, the property owner will be presented with a written offer for the property. This offer will not be for less than the full amount of fair market value approved by the review appraiser. A Real Estate Specialist will present the offer to acquire and inform the property owner of his or her rights about acquisition and relocation. Should the property owner agree with this Department's market value determination, a sales agreement or full release will be prepared and appropriately executed.

If the property owner disagrees with this Department's market value determination, the owner may execute an advance release. An advance release entitles the property owner the right to receive a

payment for the full amount offered by the condemning agency and he or she retains the right to file a petition for an assessment of damages in RI Superior Court pursuant to State law.

The State will take legal possession of the property upon simultaneously making monies available to the condemnee and filing the condemnation plat map. It is important to note that upon condemnation, any mortgage obligations or other liens will be paid and said amounts will be deducted from the established amount of just compensation. Please note the Department will attempt to negotiate in good faith for the acquisition of property and will consider counter offers prior to executing its' right of eminent domain.

**RELOCATION ASSISTANCE:** Should the acquisition of a property result in the displacement of an individual, business or farm operation; the displacee will be eligible to receive advisory and financial assistance in relocating to a replacement dwelling or business location. At or near the beginning of the right of way process, each potential displacee will be contacted in writing, and he or she will also be provided with a copy of the Relocation Assistance Program brochure. This brochure is written in plain language and generally describes the relocation benefits for which the displacee may be eligible, the basic conditions for eligibility and the procedures related to obtaining payments.

Each displacee will be personally interviewed to determine their housing or business needs and their eligibility for financial assistance. This interview also serves to address any social, health or financial circumstances that may hinder relocation efforts.

To determine the level of financial assistance available to the displacee concerning the moving of personal property and supplemental housing benefits, Real Estate Division personnel will conduct a thorough inspection of the displacement property and complete an extensive search for available residential and commercial replacement property. Each displacee will receive a written offer delineating their eligibility for, and the amount of, specific relocation financial assistance.

A real estate specialist will inspect the comparable replacement dwelling to ensure that they are decent, safe and sanitary. All displacees will receive assistance in filing claim forms, which must be completed before the disbursement of relocation financial assistance. Displaced persons in relocating to a replacement dwelling or business location will not be required to move without first receiving a written ninety-day notice to vacate from the RI Department of Transportation. Residential occupants to be relocated will not receive a ninety-day notice to vacate until adequate replacement housing that is determined to be decent, safe and sanitary dwelling, has been made available to them, is within their financial means and is functionally equal to or better than the displacement dwelling acquired by RIDOT.

## **GENERAL RELOCATION ACTIVITIES**

### **ASSISTANCE & PAYMENTS**

1. All affected homes, whether owner occupied or rented, and all displaced businesses will be eligible for Relocation Assistance according to the "Uniform Relocation Assistance and Land Policies Act of 1970," as amended and specifically part 24 of 49 CFR of which copies are on file at either the Federal Highway Administration or Rhode Island Department of Transportation.
2. Relocation financial assistance for 180-day homeowner occupants will include a moving cost and replacement housing payment. Moving cost payment can be based on actual moving and related expenses or an expense and dislocation allowance fixed payment schedule. The replacement housing payment will be the sum of a differential payment based on the cost of available comparable replacement dwellings, increased interest and other debt service costs, and costs incidental to the purchase of a replacement home. The total replacement housing payment may not exceed \$22,500.00.
3. Relocation financial assistance for a tenant or 90 day owner occupant will include moving cost expenses, and either
  - (a) a differential payment based on available comparable rentals or
  - (b) down payment assistance.

Either (a) or (b) should not exceed \$5,250.00 except in cases of financial hardship.

4. Relocation Assistance for displaced businesses will include relocation advisory services and
  - (a) the cost of moving personal property to a replacement site with interim storage if needed and reestablishment expenses not to exceed \$10,000.00 or
  - (b) an "in lieu" of moving payment not to exceed \$20,000.00 based on income.

Both (a) and (b) are administered subject to the Federal Uniform Act.

5. Comparable housing that is decent, safe and sanitary will be made available to eligible residential displacees without regard to the current living conditions of the dwelling unit.
6. Before acquisition, each business and residential displacee will be contacted and interviewed to compile a need's assessment.
7. All site occupants will be informed as to all of the benefits they are entitled to, specific eligibility notices will be issued in writing and will outline monetary benefits.
8. All site occupants will be provided with a copy of a Relocation Assistance Program brochure, which is attached (Exhibit "A") to this report. This brochure will be available at all public hearings for this project.
9. Each displacee will be provided with at least ninety (90) days written notice and that notice will not be issued until the acquisition date or until comparable replacement housing has been made available whichever is later.
10. This program is to be implemented in a timely, humane and orderly fashion with patience and understanding for each of the displacees whether homes or businesses.
11. Relocation assistance and advisory services will be continuously offered to displaced businesses and homes concerning all activities, which may be incidental to this project and the subsequent moves.



## **PROJECT AREA**

### **East Providence**

#### **AREA**

Taunton Avenue (Route 44) and Warren Avenue (Route 6) are major east-west corridors in the City of East Providence, with I-195 running east and west and parallel to them. Route 44 and Route 6 are the primary access to I-195 and I-95 to points north and south. Veterans Memorial Parkway is a major north-south corridor providing access to Pawtucket Avenue, Riverside and Barrington. The Project will provide a new roundabout at Veterans Memorial Parkway and access to Waterfront Drive from I-195, Warren and Taunton Avenues.

Route 6 and Route 44 provide an alternative to Route 195 for travelers to Rhode Island from the East Bay and southeastern Massachusetts. Waterfront Drive is part of a proposed waterfront development district plan to transform over 300 acres of East Providence underutilized waterfront along the Providence and Seekonk Rivers to a mix of improved land uses; commercial, residential, entertainment and hospitality, marinas and civic/recreational uses. The Seekonk and Providence Rivers are not actually rivers, but estuaries from Pawtucket/Providence to Narragansett Bay.

The proposed property acquisitions are at the proposed roundabout at Veterans Memorial Parkway and the extension of the East Bay Bike Path. There is one major acquisition along Waterfront Drive and Valley Street at the Taunton Avenue extension.

The properties include a mix of residential, single and multi-family, and commercial activity, such as the East Providence Athletic Club, and construction/contracting businesses. The acquisitions are deemed legal, conforming with respect to use.

Typically properties in the area are 40 to 160 years old, well maintained and have easy highway access. The main attraction to the area is its proximity, although not considered grade A because of the commercial development and the state highway line, nonetheless a salient feature contributing positively to the property values. None of the proposed acquisitions have any historical significance as all have been upgraded and improved.

A map of the area can be found on the next page and a list of available properties is labeled appendix A.







## **PROJECT ANALYSIS**

### **ANTICIPATED RELOCATION NEEDS**

The statements made in this report reflect the current conditions in the project area. When the appraisal process is underway, a more in-depth assessment will be done and a more organized "Relocation Plan" will be developed. Individual interviews will begin at that point to determine the specific needs of each relocatee. Acquisitions will be made upon the determination that properties are available for each displaced person or business to move to.

After reviewing demographics for the City of East Providence, and through some initial contacts at public hearings with design personnel, it does not appear that this project will create an adverse impact on low-income housing or racial or ethnic minorities. Census data, demographics and housing characteristics, which have been reviewed, are included in and are reported on Addendum B - "Profile of General Demographic Characteristics: 2000"<sup>1</sup>. With the current supply of housing, general availability does not appear to be a problem. A list of available housing can be found at the end of this report (See Exhibit C). Further information on the housing characteristics, trends, etc., has been included in Addendum B.

Proposed business relocations may prove challenging to find comparable properties for. The potential impact of taking these businesses could be negative to the area as well, as the businesses relocation within the City of East Providence is not probable, as location is difficult to duplicate. There is a potential for a loss of employment and tax revenue to the City, but would probably have no effect on the overall property values.

However, all possibilities should be explored, including the possible realignment of State highway lines, partial takes, or alternately permanent easements, therefore avoiding the initial total takes and any problems associated with relocation.

Any other unique situations, individual hardships, financial or otherwise, will be dealt with in strict accordance with the Uniform Relocation Assistance and Real Property Acquisitions Policy Act and any Federal, State, or Departmental law, rule or regulation.

Adequate staff will be available to assist each displacee on an individual basis providing advisory services as needed. If necessary, besides administering payments and assuring compliance with the

Federal Regulations, staff will be available to provide listings, make referrals to brokers, mortgage companies, movers, etc.

## Taunton Ave./Warren Ave.Interchange,East Providence, Rhode Island List of Relocates

Property Owner/Tenant	Plat/ Parcel	Use	Description	Cost Estimate	Relocation Estimate
Barreira, Jose & Cedralia 114-116 Mauran Avenue East Providence	16/5/4	Residential MF	2.5 Story Three family	\$400,000.0	\$40,000.00
East Providence A.C. 118 Mauran Ave. East Providence	16/5/5	Commercial	1.5 story club/bar	\$175,000.	\$25,000.00
Rubysshoes, LLC 33 Veterans Mem. Pkwy. East Providence	16/13/1	Mixed use	2.5 story comm. With 1 residential rental unit &comm./ind. Warehouse/garage	\$450,000.	\$75,000.00
Ramos,Annie ½ & Bento, John & Hildo Bento,Silvia 54-56 First St. East Providence,	16/13/4	Residential MF	2.5 story 3 family	\$280,000.	\$40,000.00

- Barreira, Jose&Cedralia- 114-116 Mauran Avenue, East Providence

This is a 2.5 story three-family house with two bedrooms and one bath in two units and one bedroom and 1 bath in the third floor unit. The property is in good overall condition. The parcel is 10,060 square feet (SF) with two three-family structures. One structure and 1,175-3,772 SF (depending upon alternative) are being acquired. Replacement housing is relatively available and should not present any difficulty for relocation.

- East Providence Athletic Club – 118 Mauran Avenue, East Providence

This is a one and one half-story structure with a paved parking lot. The building houses a member's only club/bar. The difficulty of the relocation would not be available comparable properties but the fact that the owners possess certain liquor and entertainment licenses grand fathered to the property. Neighborhood clubs/taps prove to be difficult relocations because their existence usually predates any zoning and licensing regulations. Once the club closes or moves, the licenses would be lost and the entity could no longer operate as a viable business.

## **Taunton Ave./Warren Ave.Interchange,East Providence, Rhode Island List of Relocatees**

- Rubysshoes,LLC.- 33 Veterans Memorial Parkway, East Providence

This is a 2.5 story structure with an office on the first floor unit and one residential rental unit containing two beds and one bath. Also, there is a 5800 SF commercial/industrial warehouse/garage with two floors and a paved parking area. The upper story of the warehouse is finished and contains office/storage. The nature of the business has not been verified as of the date of this report but it appears to be construction/builder. Relocation of the business will depend on the zoning, but other suited commercial/industrial properties are available.

- Ramos, Annie ½ & Bento, John & Hildo Bento Silvia ½, 54-56 First St., E.P.

This is a 2.5 story three-family structure with one bath and two bedrooms per unit. The property is in good overall condition. The parcel contains 4,686 SF, with 319-2,222 SF being acquired along with the structure(depending upon alternative). An adjacent parcel with a two family structure (same owner) contains 4,728 SF of which 1,921 SF are being acquired under the Veterans Memorial Parkway alternative, leaving the structure. Combining the parcels will leave a remainder of 5270 SF. with the two-unit house. Relocation does not present any difficulty, as there are a number of rental units available in the East Providence area at any given time. The rent per month would increase, and differential payments at the maximum are expected.

## ESTIMATED RELOCATION COSTS

A visual exterior inspection of the residential properties scheduled for acquisition revealed the subject properties in good to average condition with some exhibiting signs of deferred maintenance. Of the homes typically offered for sale of which a “comparable” dwelling will be selected, it appears they are in relatively good condition and may be somewhat similar regarding age and maintenance. Therefore, it is my opinion that relocation housing payments for owner occupants will be at the upper limits or maximum allowed under the act. Interest rates are low and probably will not drop any lower. A rise is expected into the foreseeable future.

All estimates include relocation housing payments, moving costs and incidental expenses as prescribed in the Uniform Act.

It should also be noted that in some cases of hardship, statutory maximums might be exceeded. However, for purposes of this report, it is reasonable to assume other instances may result in smaller payments (such as an owner who elects to rent). Therefore, they may balance each other out as to total project relocation costs. Also affecting relocation costs are the determination of historical significance of properties and any possible options taken as to the relocation of the businesses. If, in fact, the property located at 54-56 First Street (built in 1845) is determined to be eligible for listing on the National Register or deemed historical, it would constitute use under Section 4(f), and may increase cost as determined by the section. The possibility exists that a number of the relocates will fall under section 24.404 *Replacement housing of last resort*. This would obviously increase the estimated relocation cost. The extent of which the relocation cost is affected cannot yet be determined, as future trends affecting the local housing market have not been established.

### Introduction- Right-of-Way Cost Analysis

During the initial phase of the project, our Real Estate Division will prepare preliminary cost estimates and complete any other studies that may be requested by the Planning and/or Program Development Divisions. The Appraisal Review Unit will complete a field review of the proposed project and will evaluate both the cost and effect, if any, on the real estate.

It is important to note that the cost estimate is just that, “an estimate,” and it is not meant to replace an actual appraisal. We develop the estimate so that we may be able to reasonably determine the potential scope of our right-of-way costs.

We have completed the following steps in this process:

- Defined the desired valuation reporting format
- Identified parcels that may require second opinions
- Analyzed comparable sales in the market area (i.e., State-Wide Multiple Listing Service and public records)
- Examined any improvements that may be affected

The information provided by the project’s Consultant Engineer, permits us to focus on vacant and improved residential and commercial properties in the City of East Providence. The anticipated actions include total acquisitions (improved and unimproved), partial (strip) acquisitions and temporary easements. *(Partials and easements not currently included)*

The estimated costs are as follows:

#### ***Alternate 1-Waterfront Drive1***

<u>TYPE</u>	<u>PARCELS</u>	<u>ESTIMATES</u>
Temporary Easements	NA	\$
Partial Takings	NA	\$ 196,500.00
Full Taking (Vacant Land Only)		\$
Full Taking (Improved Properties)		\$ 625,000.00
<b>TOTAL</b>		<b>\$ 821,500.00 (Rounded)</b>



*Alternate 2-Waterfront Drive 2*

<u>TYPE</u>	<u>PARCELS</u>	<u>ESTIMATES</u>
Temporary Easements	NA	\$
Partial Takings	NA	\$ 196,500.00
Full Taking (Vacant Land Only)	NA	\$
Full Taking (Improved Properties)		\$ 625,000.00
<b>TOTAL</b>		<b>\$ 821,500.00(Rounded)</b>

*Alternate3-Veterans Memorial Parkway - 1*

<u>TYPE</u>	<u>PARCELS</u>	<u>ESTIMATES</u>
Temporary Easements	NA	\$
Partial Takings	NA	\$ 200,500.00
Full Taking (Vacant Land Only)	NA	\$
Full Taking (Improved Properties)		\$1,305,000.00
<b>TOTAL</b>		<b>\$ 1,505,500.00(Rounded)</b>

In summary, we estimate the cost to acquire the right-of-way and relocate the affected parties as follows:

Real Property Total	<b>\$1,505,500.00</b>
Relocation/Labor/Miscellaneous	<b>\$ 180,000.00</b>
<u><b>TOTAL</b></u>	<u><b>\$1,685,500.00</b></u>

## **Conclusion**

After reviewing available listings obtained from the State Wide Multiple Listing Service and being familiar with the current real estate market, it's determined that there is adequate residential, commercial and warehouse properties available to accommodate the displaced residential and commercial property owners. Further, a review of newspaper advertisements and other publications also reveal sufficient inventory for purchase or rent, inclusive of single-family homes, apartments, and commercial property. As reported in the "Statistical Information", East Providence and the neighboring communities offer a variety of alternatives.

Likewise, the number of available properties in the market area, which are similar with respect to size and value, equal or exceed the number of displacements. Within the last quarter, there have been sufficient new listings introduced to the market. The average market time is 50 to 70 days and indicates a somewhat balanced demand for property.

Although there may be some unanticipated complexities which surface at the time of ROW acquisition, RIDOT expects to complete all relocation assistance functions in accordance with the Uniform Act. If necessary, RIDOT is prepared to use outside resources to insure a honed transaction for all affected property owners.

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic Area: East Providence city, Rhode Island

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject Number Percent

Total population. . . . . 48,688 100.0

**SEX AND AGE**

Male. . . . . 22,629 46.5

Female. . . . . 26,059 53.5

Under 5 years . . . . . 2,625 5.4

5 to 9 years . . . . . 3,004 6.2

10 to 14 years . . . . . 3,061 6.3

15 to 19 years . . . . . 2,850 5.9

20 to 24 years . . . . . 2,626 5.4

25 to 34 years . . . . . 6,509 13.4

35 to 44 years . . . . . 7,806 16.0

45 to 54 years . . . . . 6,430 13.2

55 to 59 years . . . . . 2,499 5.1

60 to 64 years . . . . . 2,075 4.3

65 to 74 years . . . . . 4,271 8.8

75 to 84 years . . . . . 3,532 7.3

85 years and over . . . . . 1,400 2.9

Median age (years) . . . . . 39.6 (X)

18 years and over . . . . . 38,142 78.3

Male. . . . . 17,259 35.4

Female. . . . . 20,883 42.9

21 years and over . . . . . 36,628 75.2

62 years and over . . . . . 10,432 21.4

65 years and over . . . . . 9,203 18.9

Male. . . . . 3,394 7.0

Female. . . . . 5,809 11.9

**RACE**

One race. . . . . 46,724 96.0

White . . . . . 42,111 86.5

Black or African American . . . . . 2,445 5.0

American Indian and Alaska Native . . . . . 225 0.5

Asian . . . . . 559 1.1

Asian Indian . . . . . 92 0.2

Chinese. . . . . 222 0.5

Filipino . . . . . 54 0.1

Japanese. . . . . 28 0.1

Korean. . . . . 77 0.2

Vietnamese. . . . . 13 -

Other Asian 1. . . . . 73 0.1

Native Hawaiian and Other Pacific Islander. . . . . 23 -

Native Hawaiian. . . . . 6 -

Guamanian or Chamorro . . . . . 5 -

Samoan. . . . . 7 -

Other Pacific Islander 2. . . . . 5 -

Some other race . . . . . 1,361 2.8

Two or more races . . . . . 1,964 4.0

**Race alone or in combination with one****or more other races: 3**

White . . . . . 43,417 89.2

Black or African American . . . . . 3,382 6.9

American Indian and Alaska Native . . . . . 643 1.3

Asian . . . . . 682 1.4

Native Hawaiian and Other Pacific Islander. . . . . 89 0.2

Some other race . . . . . 2,593 5.3

Subject Number Percent

**HISPANIC OR LATINO AND RACE**

<b>Total population.</b>	<b>48,688 100.0</b>
Hispanic or Latino (of any race)	922 1.9
Mexican	111 0.2
Puerto Rican	306 0.6
Cuban	25 0.1
Other Hispanic or Latino	480 1.0
Not Hispanic or Latino	47,766 98.1
White alone	41,630 85.5

**RELATIONSHIP**

<b>Total population.</b>	<b>48,688 100.0</b>
In households	47,933 98.4
Householder	20,530 42.2
Spouse	9,500 19.5
Child	13,837 28.4
Own child under 18 years	9,682 19.9
Other relatives	2,211 4.5
Under 18 years	710 1.5
Nonrelatives	1,855 3.8
Unmarried partner	995 2.0
In group quarters	755 1.6
Institutionalized population	659 1.4
Noninstitutionalized population	96 0.2

**HOUSEHOLD BY TYPE**

<b>Total households.</b>	<b>20,530 100.0</b>
Family households (families)	12,850 62.6
With own children under 18 years	5,562 27.1
Married-couple family	9,500 46.3
With own children under 18 years	3,842 18.7
Female householder, no husband present	2,611 12.7
With own children under 18 years	1,414 6.9
Nonfamily households	7,680 37.4
Householder living alone	6,661 32.4
Householder 65 years and over	3,005 14.6
Households with individuals under 18 years	6,032 29.4
Households with individuals 65 years and over	6,500 31.7
Average household size	2.33 (X)
Average family size	2.99 (X)

**HOUSING OCCUPANCY**

<b>Total housing units.</b>	<b>21,309 100.0</b>
Occupied housing units	20,530 96.3
Vacant housing units	779 3.7
For seasonal, recreational, or occasional use	73 0.3
Homeowner vacancy rate (percent)	0.7 (X)
Rental vacancy rate (percent)	3.5 (X)

**HOUSING TENURE**

<b>Occupied housing units</b>	<b>20,530 100.0</b>
Owner-occupied housing units	12,096 58.9
Renter-occupied housing units	8,434 41.1
Average household size of owner-occupied units	2.63 (X)
Average household size of renter-occupied units	1.92 (X)

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages

may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

U.S. Census Bureau

1. Information gathered from the Rhode Island Economic Development Corporation Database, 1 (Revisions through 4/15/2002).

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic Area: East Providence city, Rhode Island

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population</b> .....	<b>48,688</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b> .....	<b>48,688</b>	<b>100.0</b>
Male.....	22,629	46.5	Hispanic or Latino (of any race).....	922	1.9
Female.....	26,059	53.5	Mexican.....	111	0.2
Under 5 years.....	2,625	5.4	Puerto Rican.....	306	0.6
5 to 9 years.....	3,004	6.2	Cuban.....	25	0.1
10 to 14 years.....	3,061	6.3	Other Hispanic or Latino.....	480	1.0
15 to 19 years.....	2,850	5.9	Not Hispanic or Latino.....	47,766	98.1
20 to 24 years.....	2,626	5.4	White alone.....	41,630	85.5
25 to 34 years.....	6,509	13.4	<b>RELATIONSHIP</b>		
35 to 44 years.....	7,806	16.0	<b>Total population</b> .....	<b>48,688</b>	<b>100.0</b>
45 to 54 years.....	6,430	13.2	In households.....	47,933	98.4
55 to 59 years.....	2,499	5.1	Householder.....	20,530	42.2
60 to 64 years.....	2,075	4.3	Spouse.....	9,500	19.5
65 to 74 years.....	4,271	8.8	Child.....	13,837	28.4
75 to 84 years.....	3,532	7.3	Own child under 18 years.....	9,682	19.9
85 years and over.....	1,400	2.9	Other relatives.....	2,211	4.5
Median age (years).....	39.6	(X)	Under 18 years.....	710	1.5
18 years and over.....	38,142	78.3	Nonrelatives.....	1,855	3.8
Male.....	17,259	35.4	Unmarried partner.....	995	2.0
Female.....	20,883	42.9	In group quarters.....	755	1.6
21 years and over.....	36,628	75.2	Institutionalized population.....	659	1.4
62 years and over.....	10,432	21.4	Noninstitutionalized population.....	96	0.2
65 years and over.....	9,203	18.9	<b>HOUSEHOLD BY TYPE</b>		
Male.....	3,394	7.0	<b>Total households</b> .....	<b>20,530</b>	<b>100.0</b>
Female.....	5,809	11.9	Family households (families).....	12,850	62.6
<b>RACE</b>			With own children under 18 years.....	5,562	27.1
One race.....	46,724	96.0	Married-couple family.....	9,500	46.3
White.....	42,111	86.5	With own children under 18 years.....	3,842	18.7
Black or African American.....	2,445	5.0	Female householder, no husband present.....	2,611	12.7
American Indian and Alaska Native.....	225	0.5	With own children under 18 years.....	1,414	6.9
Asian.....	559	1.1	Nonfamily households.....	7,680	37.4
Asian Indian.....	92	0.2	Householder living alone.....	6,661	32.4
Chinese.....	222	0.5	Householder 65 years and over.....	3,005	14.6
Filipino.....	54	0.1	Households with individuals under 18 years.....	6,032	29.4
Japanese.....	28	0.1	Households with individuals 65 years and over.....	6,500	31.7
Korean.....	77	0.2	Average household size.....	2.33	(X)
Vietnamese.....	13	-	Average family size.....	2.99	(X)
Other Asian <sup>1</sup> .....	73	0.1	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	23	-	<b>Total housing units</b> .....	<b>21,309</b>	<b>100.0</b>
Native Hawaiian.....	6	-	Occupied housing units.....	20,530	96.3
Guamanian or Chamorro.....	5	-	Vacant housing units.....	779	3.7
Samoan.....	7	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	5	-	occasional use.....	73	0.3
Some other race.....	1,361	2.8	Homeowner vacancy rate (percent).....	0.7	(X)
Two or more races.....	1,964	4.0	Rental vacancy rate (percent).....	3.5	(X)
<b>Race alone or in combination with one</b>			<b>HOUSING TENURE</b>		
<b>or more other races:</b> <sup>3</sup>			<b>Occupied housing units</b> .....	<b>20,530</b>	<b>100.0</b>
White.....	43,417	89.2	Owner-occupied housing units.....	12,096	58.9
Black or African American.....	3,382	6.9	Renter-occupied housing units.....	8,434	41.1
American Indian and Alaska Native.....	643	1.3	Average household size of owner-occupied units.....	2.63	(X)
Asian.....	682	1.4	Average household size of renter-occupied units.....	1.92	(X)
Native Hawaiian and Other Pacific Islander.....	89	0.2			
Some other race.....	2,593	5.3			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

## Economic and Housing Market Outlook: First Quarter 2006

	2005				2006				2007					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	2004	2005	2006	2007
<b>U.S. Economy</b>														
<i>Annual Growth Rate</i>														
Real GDP	3.8	3.3	4.1	1.1	4.6	4.1	3.9	3.8	3.7	3.8	4.2	3.6	4.0	3.8
Nonfarm Payroll Employment	1.6	1.9	1.6	1.0	1.8	1.8	1.8	1.7	1.6	1.6	1.1	1.6	1.6	1.7
Consumer Prices	2.4	4.2	5.1	3.2	2.2	2.0	1.8	1.9	1.9	2.2	2.7	3.4	3.0	2.0
Real Disposable Income	-3.4	0.2	-2.0	5.2	8.1	5.0	4.9	4.6	5.1	3.7	3.4	1.3	4.6	4.4
Consumer Confidence	104	102	99	96	101	104	106	107	108	109	80	100	105	109
<i>Percent</i>														
Unemployment Rate	5.3	5.1	5.0	4.9	5.0	4.9	4.9	4.8	4.8	4.8	5.5	5.1	4.9	4.7
<i>Interest Rates, Percent</i>														
Fed Funds Rate	2.5	2.9	3.5	4.0	4.4	4.5	4.5	4.5	4.5	4.5	1.3	3.2	4.5	4.5
3-Month T-Bill Rate	2.5	2.9	3.4	3.9	4.3	4.3	4.3	4.3	4.3	4.3	1.4	3.2	4.3	4.3
Prime Rate	5.4	5.9	6.4	7.0	7.4	7.6	7.5	7.5	7.5	7.5	4.3	6.2	7.5	7.5
Corporate Aaa Bond Yield	5.3	5.1	5.1	5.5	5.8	6.0	6.1	6.1	6.1	6.1	5.6	5.3	6.0	6.2
10-Year Government Bond	4.3	4.2	4.2	4.5	4.7	4.9	5.0	5.0	5.1	5.1	4.3	4.3	4.9	5.1
30-Year Government Bond	4.7	4.5	4.4	4.7	4.9	5.1	5.2	5.2	5.2	5.2	5.1	4.6	5.1	5.2
<i>Mortgage Rates, percent</i>														
30-Year Fixed Rate	5.8	5.7	5.8	6.2	6.3	6.6	6.7	6.7	6.8	6.8	5.8	5.9	6.5	6.8
1-Year Adjustable	4.2	4.3	4.5	5.1	5.3	5.4	5.5	5.5	5.5	5.5	3.8	4.3	5.4	5.5
<b>National Housing Indicators</b>														
<i>Thousands</i>														
Existing Single-Family Sales	6,837	7,223	7,240	6,900	6,794	6,747	6,835	6,796	6,774	6,809	6,784	7,072	6,787	6,821
New Single-Family Sales	1,249	1,287	1,293	1,292	1,276	1,236	1,178	1,135	1,157	1,168	1,203	1,282	1,209	1,198
Housing Starts	2,083	2,044	2,101	2,035	2,028	1,975	1,897	1,845	1,893	1,923	1,956	2,065	1,936	1,943
Single-Family Units	1,709	1,693	1,747	1,702	1,708	1,648	1,554	1,488	1,512	1,537	1,604	1,714	1,600	1,544
Multifamily Units	374	351	354	333	320	327	343	358	381	385	345	350	337	399
Residential Construction	584	599	610	625	623	615	602	586	582	589	562	604	607	593
<i>Percent Change -- Year Ago</i>														
Existing Single-Family Sales	8.2	4.7	6.5	0.3	-0.6	-6.6	-5.6	-1.5	-0.3	0.9	9.7	4.2	-4.0	0.5
New Single-Family Sales	5.0	7.0	11.1	3.9	2.2	-3.9	-8.9	-12.2	-9.3	-5.5	10.8	6.6	-5.7	-0.9
Housing Starts	8.0	6.3	6.4	3.1	-2.6	-3.4	-9.7	-9.3	-6.7	-2.6	5.2	5.6	-6.2	0.3
Single-Family Units	9.4	5.9	6.9	5.0	0.0	-2.7	-11.1	-12.6	-11.5	-6.8	6.6	6.4	-6.7	-3.5
Multifamily Units	1.9	8.6	4.2	-5.5	-14.4	-7.0	-3.0	7.5	18.9	18.0	-0.9	1.4	-3.7	18.5
Residential Construction	7.7	6.1	7.2	9.4	6.7	2.7	-1.4	-6.1	-6.6	-4.3	10.3	7.6	0.4	-2.0
<b>National Home Prices</b>														
<i>Thousands of Dollars</i>														
Existing Home Prices	190.3	209.3	215.9	214.7	204.4	220.1	225.7	224.9	212.3	227.8	185.2	209.1	219.7	228.1
New Home Prices	229.9	230.2	235.1	228.7	244.4	244.0	243.7	249.2	257.3	256.0	221.0	237.3	245.2	256.3
<i>Percent Change -- Year Ago</i>														
Existing Home Prices	10.2	13.4	14.0	13.4	7.4	5.1	4.5	4.7	3.9	3.5	8.5	12.9	5.1	3.8
New Home Prices	8.0	6.3	9.9	-0.4	6.3	6.0	3.7	9.0	5.3	4.9	3.9	7.4	3.3	4.5
<b>Local Region</b>														
Payroll Jobs (in thousands)	491.8	494.2	495.8	494.7	496.7	499.6	502.2	502.1	504.2	507.1	488.4	494.1	500.2	509.2
Home Sales	1914	2799	3015	2337	1793	2667	2940	2318	1804	2721	10277	10063	9719	9933
Home Prices (in thousand \$)	328.7	348.3	366.9	354.7	338.9	358.8	377.2	364.3	349.0	371.3	328.8	351.6	362.0	373.9
<i>Percent Change -- Year Ago</i>														
Jobs	1.1%	1.3%	1.3%	1.0%	1.0%	1.1%	1.3%	1.5%	1.5%	1.5%	0.9%	1.2%	1.2%	1.8%
Home Sales	2.3%	-4.4%	1.6%	-6.9%	-6.3%	-4.7%	-2.5%	-0.8%	0.6%	2.0%	8.7%	-2.1%	-3.4%	2.2%
Home Prices	14.0%	9.4%	4.5%	2.9%	3.1%	3.0%	2.8%	2.7%	3.0%	3.5%	16.3%	6.9%	2.9%	3.3%

Quarterly figures are seasonally adjusted annual rates.

\* Billion dollars

Source: Forecast produced using Macroeconomic Advisers quarterly model of the U.S. economy.

Assumptions and simulations by Dr. David Lereah and Dr. Lawrence Yun.

# Economic Monitor

This table reflects data available through January 6, 2005.

Monthly Indicator	Recent Statistics	Likely Direction Over the Next Six Months	Forecast
<b>Mortgage Rates</b> The 30-year fixed mortgage rate slid 5 basispoints from November, averaging at 6.27% in December. The economy is recovering rapidly and the resulting inflationary pressure is pushing up interest rates. Rates should hover around mid 6% during 2006.	Oct 6.07 Nov 6.33 Dec 6.27	↑	Higher, but do not expect the average rate to cross the 7% mark
<b>Existing Home Sales</b> eased 1.7% in November to a seasonally adjusted annualized rate of 6.97 million units. The national median existing-home price for all housing types was \$215,000 in November, up 13.2 percent from November 2004. Housing inventory levels improved, rising 1.2 percent at the end of November to 2.90 million existing homes available for sale – a 5.0-month supply at the current sales pace.	Sep 7,290 Oct 7,090 Nov 6,970	↓	Three straight months of falling pending sales portend a decline ahead
<b>New Home Sales</b> fell 11% in November to 1.25 million seasonally adjusted annualized units. Despite the decrease, the pace of newly built unit sales was still strong, coming off a record high in October. The inventory of new homes for sale rose to a 4.9 month supply.	Sep 1,260 Oct 1,404 Nov 1,245	↓	Strong stock market could shift investor tastes toward financial equity over housing investment
<b>Housing Starts</b> rose 5.3% in November, posting 2.12 million units. Single-family starts of 1.81 million matched their all-time high level; multifamily units were again weak, with only 315,000 units. The three-month moving average of 2.1 million total starts would easily beat last year's annual total of 1.95 million.	Sep 2,160 Oct 2,017 Nov 2,123	↓	A substantial rise in unsold inventory of new homes gives builders a reason to pause
<b>Employment</b> While payroll employment rose by only 108,000 in December, the previous month's figures were revised upwards by nearly 100,000. Manufacturing jobs showed a very respectable gain of 18,000 and jobs in the professional business service sector (those that require commercial office spaces) rose by 33,000 during the month. In the past 12 months, 2.0 million net payroll jobs have been added to the economy.	Oct 25 Nov 305 Dec 108	↑	4 million net new jobs over the next two years
<b>Purchase Applications</b> The December purchase applications index was 455.5 – its lowest level since February 2005. The index continues to fall due to rising mortgage rates cooling down the housing market and a decline in refinancing activities.	Oct 495.6 Nov 489.3 Dec 493.9	↓	Job losses ahead for mortgage lenders
<b>Housing Affordability</b> NAR's housing affordability index fell slightly in November to 115.0 – its lowest level in the last 12 months. Even though household median income increased and the median sales price of a single family home decreased during the month, these factors were offset by an increase in mortgage rates.	Sep 119.4 Oct 115.7 Nov 115.0	↓	Income growth continues to trail home price growth
<b>Inflation</b> The consumer price index (CPI) fell 0.6% in November. The decrease was due primarily to a decline in the transportation sector of – 1.0%. The core index, which excludes food and energy, rose 0.2%. Core prices have risen for the third straight month and are likely to remain at a strong pace through the winter as their demand rises from the rebuilding effort in the hurricane ravaged South and high fuel costs are passed through.	Sep 1.2% Oct 0.2% Nov -0.6%	↓	Inflation rate will decelerate (do not expect \$3 per gallon gas price)

Notes: All rates are seasonally adjusted. New home sales, existing home sales, and housing starts are shown in thousands. Employment growth is shown as month-to-month change in thousands. Inflation is shown as the month-to-month change in the Consumer Price Index. Sources: NAR, Bureau of the Census, Bureau of Labor Statistics, Freddie Mac, and the Mortgage Bankers Association

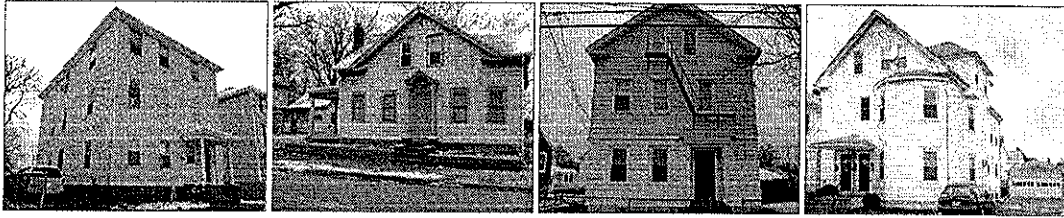
## Xprop One-Line Report

Status	List #	P.Type	Address	Area	L.Price	Bdrs	FB.HB	Type	SqFt	SalePr	MktTm
AA	559819	MFM	261 NORTH BROW ST	EPRO	239,900			UPDN			
AA	637385	MFM	9 -11 SIXTH ST	EPRO	379,000			UPDN			
AA	558785	MFM	28 RIVER ST	EPRO	249,900			UPDN			
AA	635665	MFM	118 118 SUMMIT ST ST	EPRO	299,900			UPDN			
AA	558982	MFM	9 11 MOWRY AV	EPRO	334,900			UPDN			
AA	631064	MFM	48 POTTER ST	EPRO	365,000			UPDN			
AA	636847	MFM	160 LYON AV	EPRO	389,000			UPDN			
AA	630378	MFM	146 MAURAN AV	EPRO	389,900			APT			
AN	637613	MFM	105 WALNUT ST	EPRO	284,900			UPDN			
AA	558141	MFM	258 PAWTUCKET AV	EPRO	449,900			UPDN			
AA	630110	MFM	502 BULLOCKS POINT AV	EPRO	599,000			UPDN			
AN	637614	MFM	36 IVY ST	EPRO	334,900			UPDN			
AN	638200	MFM	37 SHORE RD	EPRO	359,900			SIDE			
AN	638504	MFM	19 21 HARRIS ST	EPRO	359,900			UPDN			
AN	638318	MFM	133 TERRACE AV	EPRO	989,900			SIDE			
AP	633731	MFM	22 24 VINELAND AV	EPRO	349,900			SIDE			
AA	552273	MFM	49 51 ISLAND AV	EPRO	249,900			UPDN			
AA	556264	MFM	94 96 ANTHONY ST	EPRO	279,900			UPDN			
AA	559506	MFM	505 FORBES ST	EPRO	309,000			UPDN			
AA	557939	MFM	72 74 GOLDSMITH AV	EPRO	319,900			UPDN			
AA	632977	MFM	233 WATERMAN AV	EPRO	339,900			SIDE			
AA	633490	MFM	524 WARREN AV	EPRO	339,900			APT			
AA	556100	MFM	121 MAPLE AV	EPRO	620,000			UPDN			
AA	555666	MFM	60 CENTRE ST	EPRO	409,000			UPDN			
AA	634268	MFM	15 ALLEN AV	EPRO	275,000			UPDN			
AA	630921	MFM	27 COBB ST	EPRO	359,900			UPDN			
AA	631307	MFM	121 MERRILL ST	EPRO	229,000			UPDN			
AA	558174	MFM	110 SECOND ST	EPRO	418,900			UPDN			
AC	636103	MFM	86 88 SUMMIT ST	EPRO	296,500			UPDN			





Address	261 NORTH BROW ST	9 -11 SIXTH ST	28 RIVER ST	118 118 SUMMIT ST S
Neighborhood	CENTRAL	OFF WARREN AVENUE	RIVERSIDE	EAST PROV
Municipality	East Providence, RI	East Providence, RI	East Providence, RI	East Providence, RI
Zip Code	02914	02914	02915	02914
MLS#	559819	637385	558785	635665
Type	Up/Down	Up/Down	Up/Down	Up/Down
Year Blt	1910	1925	1920	1920
#Fireplace	0	0	0	0
Total Rms	8	8	10	11
Units	2	2	2	2
Levels	2	2	3	2
Basement	Full	Finished	Partial	Finished
#Garage Space	0	0	0	2
Garage Type	None	None	None	Detached
Htg System	Forced Water	Forced Air	Forced Air	Forced Water
Gross Bldg Area	1500	1524	1755	3409
Assessment	180400.0	199000.0	143200.0	213300.0
Lot Sq Ft	4949	5030	3175	4800
Water	Connected	Connected	Connected	Connected
Water Amen	Up/Down	Up/Down	Up/Down	Up/Down
List Date				
DOM	104	12	124	28
Sold Date				
Terms				
Sale Type				
Orig Price	\$264,900	\$379,000	\$249,900	\$299,900
List Price	\$239,900	\$379,000	\$249,900	\$299,900
Status	AA	AA	AA	AA
Sale Price:				



Address	9 11 MOWRY AV	48 POTTER ST	160 LYON AV	146 MAURAN AV
Neighborhood	CENTRAL	OFF TAUNTON	PIERCE FIELD	PIERCE FIELD
Municipality	East Providence, RI	East Providence, RI	East Providence, RI	East Providence, RI
Zip Code	02914	02914	02914	02914
MLS#	558982	631064	636847	630378
Type	Up/Down	Up/Down	Up/Down	Apartment
Year Blt	1900	1920	1930	1923
#Fireplace	0	1	0	0
Total Rms	15	12	11	17
Units	3	4	2	3
Levels	3	2	3	3
Basement	Part. Finished	Full	Full	Full
#Garage Space	0	2	0	2
Garage Type	None	Detached	None	Detached
Htg System	Forced Water	Steam	Forced Water	Forced Water
Gross Bldg Area	2736	2178	2400	2631
Assessment	213400.0	193500.0	176800.0	220400.0
Lot Sq Ft	4000	5000	3200	5030
Water	Connected	Connected	Connected	Connected
Water Amen	Up/Down	Up/Down	Up/Down	Apartment
List Date				
DOM	120	80	18	88
Sold Date				
Terms				
Sale Type				
Orig Price	\$349,900	\$365,000	\$389,000	\$389,900
List Price	\$334,900	\$365,000	\$389,000	\$389,900
Status	AA	AA	AA	AA
Sale Price:				



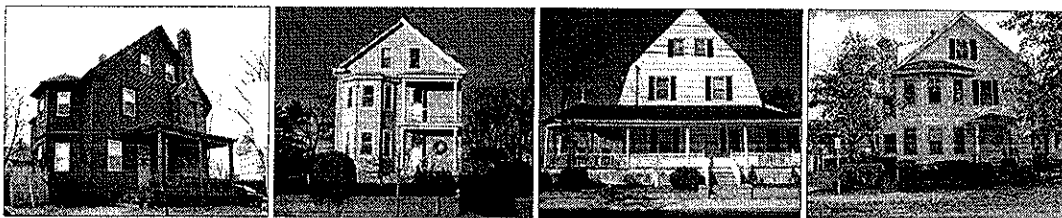
Address	105 WALNUT ST	258 PAWTUCKET AV	502 BULLOCKS POINT	36 IVY ST
Neighborhood	CENTRAL	RUMFORD	RIVERSIDE	CENTRAL
Municipality	East Providence, RI	East Providence, RI	East Providence, RI	East Providence, RI
Zip Code	02914	02916	02915	02914
MLS#	637613	558141	630110	637614
Type	Up/Down	Up/Down	Up/Down	Up/Down
Year Blt	1920	1926	1835	1900
#Fireplace	1	2	2	0
Total Rms	7	13	10	12
Units	2	3	2	3
Levels	2	2	2	3
Basement	Full	Full	Full	Full
#Garg Space	2	0	3	0
Garg Type	Detached	None	Door Opener	None
Htg System	Forced Water	Forced Water	Baseboard	Forced Water
Gr Bldg Area	1558	2184	2526	2276
Assessment	188800.0	209400.0	270900.0	221300.0
Lot Sq Ft	4725	10820	47872	11397
Water	Connected	Connected	Connected	Connected
Wtr Amen	Up/Down	Up/Down	Up/Down	Up/Down
List Date				
DOM	11	133	90	10
Sold Date				
Terms				
Sale Type				
Orig Price	\$284,900	\$449,900	\$599,000	\$334,900
List Price	\$284,900	\$449,900	\$599,000	\$334,900
Status	AN	AA	AA	AN
Sale Price:				



Address	37 SHORE RD	19 21 HARRIS ST	133 TERRACE AV	22 24 VINELAND AV
Neighborhood	RIVERSIDE	RIVERSIDE	NARRAGANSETT TER	RUMFORD
Municipality	East Providence, RI	East Providence, RI	East Providence, RI	East Providence
Zip Code	02915	02915	02915	02916
MLS#	638200	638504	638318	633731
Type	Side/Side	Up/Down	Side/Side	Side/Side
Year Blt	1906	1978	1880	1969
#Fireplace	0	0	2	0
Total Rms	11	10	12	9
Units	2	2	2	2
Levels	2	2	2	2
Basement	Partial	Walkout	Full	Full
#Garg Space	0	0	2	
Garg Type	None	None	Attached	None
Htg System	Steam	Baseboard	Forced Water	Forced Water
Gr Bldg Area	2300	2075	2832	1960
Assessment	242300.0	200100.0	546100.0	256300.0
Lot Sq Ft	5103	9758	25200	8400
Water	Connected	Connected	Connected	Connected
Wtr Amen	SidexSide	Up/Down	SidexSide	SidexSide
List Date				
DOM	5	1	3	51
Sold Date				
Terms				
Sale Type				
Orig Price	\$359,900	\$359,900	\$989,900	\$349,900
List Price	\$359,900	\$359,900	\$989,900	\$349,900
Status	AN	AN	AN	AP
Sale Price:				



Address	49 51 ISLAND AV	94 96 ANTHONY ST	505 FORBES ST	72 74 GOLDSMITH AV
Neighborhood	RUMFORD	CENTRAL	RIVERSIDE	EAST PROVIDENCE
Municipality	East Providence, RI	East Providence, RI	East Providence, RI	East Providence, RI
Zip Code	02916	02914	02915	02914
MLS#	552273	556264	559506	557939
Type	Up/Down	Up/Down	Up/Down	Up/Down
Year Blt	1924	1920	1949	1990
#Fireplace	0	0	1	0
Total Rms	10	12	9	10
Units	2	2	2	2
Levels	2	3	2	2
Basement	Full	Full	Full	Full
#Garage Space	3	2	0	0
Garage Type	Detached	Detached	None	None
Htg System	Steam	Forced Water	Forced Water	Forced Water
Gross Bldg Area	2112	1588	1898	2296
Assessment	240800.0	195200.0	257700.0	207100.0
Lot Sq Ft	6400	4725	25015	5000
Water	Connected	Connected	Connected	Connected
Water Amen	Up/Down	Up/Down	Up/Down	Up/Down
List Date				
DOM	198	154	112	137
Sold Date				
Terms				
Sale Type				
Orig Price	\$329,900	\$289,900	\$319,000	\$319,900
List Price	\$249,900	\$279,900	\$309,000	\$319,900
Status	AA	AA	AA	AA
Sale Price:				



Address	233 WATERMAN AV	524 WARREN AV	121 MAPLE AV	60 CENTRE ST
Neighborhood	EAST PROVIDENCE	EAST PROVIDENCE	RIVERSIDE	RUMFORD
Municipality	East Providence, RI	East Providence, RI	East Providence, RI	East Providence, RI
Zip Code	02914	02914	02915	02916
MLS#	632977	633490	556100	555666
Type	Side/Side	Apartment	Up/Down	Up/Down
Year Blt	1900	1928	1910	1900
#Fireplace	0	0	1	0
Total Rms	11	13	11	13
Units	3	3	3	3
Levels	3	3	3	3
Basement	Full	Full	Full	Full
#Garg Space	1	0	0	2
Garg Type	Detached	None	None	Detached
Htg System	Forced Water	Forced Water	Forced Water	Radiant
Gr Bldg Area	2130	2193	2238	2524
Assessment	172900.0	209000.0	0.0	242300.0
Lot Sq Ft	5000	7560	7200	10056
Water	Connected	Connected	Connected	Connected
Wtr Amen	SidexSide	Apartment	Up/Down	Up/Down
List Date				
DOM	60	54	158	161
Sold Date				
Terms				
Sale Type				
Orig Price	\$339,900	\$339,900	\$620,000	\$409,000
List Price	\$339,900	\$339,900	\$620,000	\$409,000
Status	AA	AA	AA	AA
Sale Price:				



Address	15 ALLEN AV	27 COBB ST	121 MERRILL ST	110 SECOND ST
Neighborhood	BULLOCK POINT	CENTRAL	CENTRAL	PARKWAY
Municipality	East Providence, RI	East Providence, RI	East Providence, RI	East Providence, RI
Zip Code	02915	02914	02914	02916
MLS#	634268	630921	631307	558174
Type	Up/Down	Up/Down	Up/Down	Up/Down
Year Blt	1920	1910	1930	1920
#Fireplace	0	0	0	0
Total Rms	8	12	7	16
Units	2	3	2	4
Levels	2	3	2	2
Basement	Full	Full	Full	Full
#Garage Space	0	2	0	0
Garage Type	None	Detached	None	None
Htg System	Forced Water	Forced Water	Steam	Baseboard
Gross Bldg Area	1560	2082	1329	2808
Assessment	168500.0	219700.0	164700.0	276100.0
Lot Sq Ft	7678	5000	7000	10030
Water	Connected	Connected	Connected	Connected
Water Amen	Up/Down	Up/Down	Up/Down	Up/Down
List Date				
DOM	48	82	77	134
Sold Date				
Terms				
Sale Type				
Orig Price	\$275,000	\$389,900	\$229,000	\$449,900
List Price	\$275,000	\$359,900	\$229,000	\$418,900
Status	AA	AA	AA	AA
Sale Price:				



Address	86 88 SUMMIT ST	239 241 NORTH BROW
Neighborhood	EAST PROVIDENCE	CENTRAL
Municipality	East Providence, RI	East Providence, RI
Zip Code	02914	02914
MLS#	636103	549330
Type	Up/Down	Other
Year Blt	1910	1914
#Fireplace	1	0
Total Rms	11	15
Units	2	2
Levels	2	2
Basement	Full	Full
#Garg Space	0	0
Garg Type	None	None
Htg System	Forced Air	Forced Air
Gr Bldg Area	2780	2634
Assessment	221300.0	255300.0
Lot Sq Ft	7482	4805
Water	Connected	Connected
Wtr Amen	Up/Down	Other
List Date		
DOM	24	229
Sold Date		
Terms		
Sale Type		
Orig Price	\$309,900	\$425,000
List Price	\$296,500	\$359,900
Status	AC	AA
Sale Price:		



## SINGLE-FAMILY HOME SALES and MEDIAN SALES-PRICE YEAR-END COMPARISON

[illegible]

## YEAR-END COMPARISON

Information is provided by State-Wide Multiple Listing Service, Inc. Readers are cautioned that the median sales price — with half the prices higher and half lower — generally reflects the quality and the mix (type and size) of the properties being sold at the time and is not an true measure of home values.

Information deemed reliable but is not guaranteed						
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# YEAR-END R.I. CONDO SALES and MEDIAN SALES PRICE

## January - December COMPARISON

AREA	05 Sales	04 Sales	CHANGE	% CHANGE	2005	2004	% CHANGE
RHODE ISLAND	2,251	1,759	492	27.97%	\$218,900	\$205,000	6.78%
<b>NEWPORT COUNTY</b>							
TIVERTON	21	8	13	162.50%	\$630,000	\$370,950	69.83%
PORTSMOUTH	41	34	7	20.59%	\$540,471	\$327,441	65.06%
MIDDLETOWN	22	29	(7)	-24.14%	\$380,000	\$325,000	16.92%
NEWPORT	184	173	11	6.36%	\$311,000	\$265,000	17.36%
JAMESTOWN	6	1	5	500.00%	\$787,500	\$202,500	288.89%
<b>METRO &amp; EAST BAY</b>							
BARRINGTON	0	0	-	-	-	-	-
WARREN	17	14	3	21.43%	\$250,000	\$229,500	8.93%
BRISTOL	49	31	18	58.06%	\$380,000	\$312,000	21.79%
EAST PROVIDENCE	34	22	12	54.55%	\$224,000	\$195,500	14.58%
PROVIDENCE	147	115	32	27.83%	\$213,000	\$157,400	35.32%
EAST SIDE	205	126	79	62.70%	\$270,000	\$275,000	-1.82%
NORTH PROVIDENCE	258	217	41	18.89%	\$164,950	\$157,000	5.06%
JOHNSTON	40	38	2	5.26%	\$194,450	\$161,950	20.07%
CRANSTON	67	59	8	13.56%	\$225,000	\$209,000	7.66%
<b>NORTH</b>							
LINCOLN	70	51	19	37.25%	\$220,000	\$227,500	-3.30%
CUMBERLAND	94	103	(9)	-8.74%	\$290,875	\$279,900	3.92%
WOONSOCKET	267	63	204	323.81%	\$151,500	\$139,148	8.88%
PAWTUCKET	64	43	21	48.84%	\$185,750	\$ 84,000	121.13%
CENTRAL FALLS	22	0	22	-	\$181,900	-	-
NORTH SMITHFIELD	6	0	6	-	\$317,400	-	-
SMITHFIELD	83	92	(9)	-9.78%	\$242,000	\$221,000	9.50%
BURRILLVILLE	13	16	(3)	-18.75%	\$184,370	\$157,450	17.10%
<b>SOUTH COUNTY</b>							
HOPKINTON	7	2	5	250.00%	\$260,000	\$145,500	78.69%
CHARLESTOWN	8	11	(3)	-27.27%	\$202,450	\$178,900	13.16%
RICHMOND	2	1	1	100.00%	\$181,750	\$170,000	6.91%
WESTERLY	63	60	3	5.00%	\$210,000	\$211,000	-0.47%
SOUTH KINGSTOWN	16	14	2	14.29%	\$265,750	\$277,450	-4.22%
NEW SHOREHAM	0	0	-	-	-	-	-
NARRAGANSETT	63	50	13	26.00%	\$359,900	\$300,000	19.97%
NORTH KINGSTOWN	39	35	4	11.43%	\$285,000	\$300,000	-5.00%
<b>KENT COUNTY</b>							
EAST GREENWICH	16	31	(15)	-48.39%	\$321,250	\$370,000	-13.18%
WEST WARWICK	122	125	(3)	-2.40%	\$206,225	\$182,450	13.03%
WARWICK	184	177	7	3.95%	\$205,000	\$189,900	7.95%
COVENTRY	21	18	3	16.67%	\$192,000	\$182,450	5.23%
	2251	1759					

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